

BRIMFIELD TOWNSHIP ZONING COMMISSION

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PUBLIC HEARING TOWN CENTER DISTRICT SECTION 308.01,308.02,308.02.B.1.f

MEETING MINUTES of September 14, 2017 at 6:30 pm

Brimfield Town Hall Meeting Room – 1333 Tallmadge Road, Kent

Present: Chairman Ron Jones V.P. William Kremer Debbie Darlas
Thomas Johnson

Alternates: Patrick Blair

Absent: Tom Sargent

Staff Present: Wendi O’Neal, Zoning Inspector

Public Present:

Name	Phone	Company / E-mail
Mike Kostensky		

The Zoning Commission is called to order by **Ron Jones** at 6:30 PM. on September 14, 2017.
Roll call:

Darlas: Here **Johnson:** Here **Jones:** Here **Kremer:** Here
Sargent: Absent **Blair:** Here

MOTION #2017-30

A motion was made by **William Kremer** to accept the Agenda, seconded by **Pat Blair**.
Motion passes unanimously.

PUBLIC HEARING:

Jones – States that these amendments are for not only the golf course but the entire Town Center Zoning District and that includes the properties that have an acreage that would be coming up for some time for development which is about five or six that we singled out; including the Schipper Group. Since all of the board has already worked with this, and we sent it to Regional Planning and it came back from Regional Planning last month with a couple of changes, alterations in verbiage only and I think that we are all pretty much sold on what we want to do, so before we call for a vote is there anything that anyone would like to add?

Darlas – Nope.

Just want to make sure that we are happy with the language. I think it was last meeting we had a discussion regarding the language with ‘will’ and ‘shall’.

Jones – I think myself, looks good.

Kremer – I didn’t have any issues with it.

Darlas – Nope, read it at home.

Blair – No, I’m good with that.

Darlas – Nope, good.

Kremer – Would like to wait another five (5) minutes, in case someone would walk in to make a statement regarding the amendments.

Zoning Amendment Town Center District

- **Section 308.01 Purpose:** (Revision) Section 308.01.A., Section 308.01.B, Section 308.01.C, Section 308.01.D. Section 308.01.E

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The ~~purpose of the~~ Town Center Zoning District is to:

- A. Will further encourage the development of a compact, mixed use township center for the community, which unifies the community and is a viable and visible "Town Center" with a balance of building and land uses.
- B. Shall enable in-fill development, new construction and the adaptive reuse of buildings to occur in a manner that will be integrated and compatible with surrounding buildings.
- C. Will encourage the preservation and rehabilitation of existing buildings and structures, including the preservation of significant architectural and historical features.
- D. Will further encourage the development that extends the existing close-knit pattern of smaller lot sizes and the mix of residential, retail, office and community uses.
- E. Shall allow mixed-use structures, including but not limited to, those with retail uses on the ground floor and apartment dwellings or offices on the upper floors.

- **Section 308.02 Uses:** (Addition) solely as residential on parcels greater than five (5) acres and shall not occupy more than fifty (50) percent in acreage and/or building square footage except for two or more combinations

Within the T-C Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, solely as residential on parcels greater than five (5) acres and shall not occupy more than fifty (50) percent in acreage and/or building square footage except for ~~one~~ two or more combination of the following uses:

- **Section 308.02.B.1.f:** (Deletion) Planned Residential Developments
~~f. Planned Residential Developments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 56.~~

The Board discussed the Portage County Engineering meeting held today at the Brimfield Elementary regarding the Exit 31, Tallmadge Road and Mogadore Road proposed changes to the corridor.

PUBLIC COMMENTS: None

MOTION #2017-031 (6:44pm)

A motion was made by **William Kremer** to accepted the zoning amendments for the Town Center District as adopted and forward the recommendations to the Brimfield Township Board of Trustees at the next scheduled board meeting, September 27, 2017 at 3 pm, seconded by **Debbie Darlas**. Motion passes unanimously.

ADJOURNMENT:

MOTION #2017-032

A motion was made by **William Kremer** to adjourn the Zoning Commission Public Hearing Town Center District, Section 308 on Thursday, September 14, 2017 at 6:46 PM, seconded by **Pat Blair**.

Chairman Ron Jones

Vice Chairman William Kremer

Debbie Darlas

Thomas Johnson

Tom Sargent

Secretary Wendi O’Neal

Alternate Patrick Blair

Alternate